

170.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,054,000 / 1,054,000

ASSESSED:

1,054,000 / 1,054,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GARBER MICHAEL S / TRUSTEE

Owner 2: 100 PARK AVENUE TRUST

Owner 3:

Street 1: 100 PARK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GARBER MICHAEL S -

Owner 2: -

Street 1: 100 PARK AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,747 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Conver Building built about 1930, having primarily Aluminum Exterior and 3536 Square Feet, with 4 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6747		Sq. Ft.	Site		0	70.	0.88	8			Med. Tr	-5					413,903	340	35				413,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	4385.550	416,065		269,035	685,100		113022
340	2361.450	224,035		144,865	368,900		GIS Ref
							GIS Ref
							Insp Date
							05/25/18
							05/25/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	013	FV	640,100	0	6,747.	413,900	1,054,000	1,054,000	Year End Roll	12/18/2019
2019	013	FV	512,600	0	6,747.	413,900	926,500	926,500	Year End Roll	1/3/2019
2018	013	FV	512,600	0	6,747.	366,600	879,200	879,200	Year End Roll	12/20/2017
2017	013	FV	481,800	0	6,747.	307,500	789,300	789,300	Year End Roll	1/3/2017
2016	013	FV	481,800	0	6,747.	307,500	789,300	789,300	Year End	1/4/2016
2015	013	FV	404,900	0	6,747.	266,100	671,000	671,000	Year End Roll	12/11/2014
2014	013	FV	404,900	0	6,747.	257,200	662,100	662,100	Year End Roll	12/16/2013
2013	013	FV	420,200	0	6,747.	244,800	665,000	665,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARBER MICHAEL	61107-354		1/31/2013	Convenience		1	No	No	
	21341-386		8/1/1991		275,000	No	No	Q	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/16/2002	912	Manual	22,000					REPLACE LAB PAINT,	6/19/2019	I & E Return	JO	Jenny O
									5/25/2018	MEAS&NOTICE	HS	Hanne S
									6/20/2017	I & E Return	EMK	Ellen K
									5/13/2016	I & E Return	MM	Mary M
									4/7/2009	Info At Door	201	PATRIOT
									6/12/2000	Meas/Inspect	263	PATRIOT
									1/1/1919			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

